

IN RE: PETITION FOR VARIANCE
S/S Colgate Avenue, 214.88' W of the c/l
Willow Spring Road
(223 Colgate Avenue)
12th Election District
7th Council District

Wayne Danielczyk
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-191-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Wayne Danielczyk. The Petitioner seeks relief from Section 400 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (shed) to have a property line setback of 6 inches in lieu of the minimum required 2.5 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request was Wayne Danielczyk, property owner. Although there were no Protestants or other interested persons present, the Petition was filed in response to a complaint registered with the Code Enforcement Division of the Department of Permits and Development Management relative to the subject structure, which was apparently built without benefit of a permit. The Petitioner was advised to file the instant Petition to legitimize its location. Mr. Danielczyk did, however, provide letters of support from several neighbors, including those on both sides of his property, namely Dorsey Emmerick, who allegedly filed the initial complaint, and Florence Patterson.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel, located on the south side of Colgate Avenue, just west of Dundalk Avenue, not far from the Baltimore County/Baltimore City line in the community of St. Helena. An examination of the site plan shows that the property is approximately 16.75 feet wide by 125 feet deep, and

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Date 11/17/02

By [Signature]

contains a gross area of 2,100 sq.ft., more or less, zoned D.R.10.5. The property is improved with a two-story, inside-group, single family townhouse dwelling, a concrete parking pad to the rear, which is accessed via an alley, and a 10' x 12' shed, which is the subject of the instant request. Mr. Danielczyk testified that he has resided on the property since May 2001 and that he constructed the shed in October to provide more storage space. This shed was constructed in the rear corner of the yard, adjacent to a chain link fence, which separates the rear of the subject property from the alley and existing parking pad, and approximately 6 inches from the side property line abutting Mr. Emmerick's property. A photograph of the shed shows that a 6-foot high privacy fence exists on the Emmerick property, along the common property line shared with the Danielczyk property. Mr. Danielczyk indicated that the shed was placed where located due to the narrow width of the lot, and the location of an existing 3-foot wide sidewalk along the eastern property line, which provides access to the parking pad and alley beyond. Mr. Danielczyk testified that if required to move the shed in compliance with the regulations, the sidewalk and parking pad would have to be altered, and the chain link fence and fence poles moved. He indicated that the shed is necessary to store household items. Obviously the house is of limited size and there is limited storage capacity. Moreover, the shed is apparently consistent with other improvements in the neighborhood, as evidenced by the photograph submitted, which shows a garage on the adjacent property, next to the alley.

As noted above, Mr. Danielczyk submitted several letters in support of his request from many of his neighbors, including Mr. Emmerick who was identified as the complainant in the Code Enforcement file. At the hearing, Mr. Danielczyk testified that he had spoken with Mr. Emmerick who indicated that he did not file the complaint and suggested that one of the other neighbors may have used his name. In any event, the immediate neighbors apparently support the Petitioner's request and have no objections to the location of the shed.

Based upon the testimony and evidence offered, I am persuaded to grant the relief requested. As noted above, the subject lot is narrow and there is limited area for any accessory structure. The shed appears to be in a consistent location with other accessory buildings in the

neighborhood and there is no evidence that the shed will cause detrimental impacts on adjacent properties in that all affected neighbors support the variance.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of January, 2002 that the Petition for Variance seeking relief from Section 400 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (shed) to have a side property line setback of 6 inches in lieu of the minimum required 2.5 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 1/17/02
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

January 16, 2002

Mr. Wayne Danielczyk
223 Colgate Avenue
Baltimore, Maryland 21222

RE: PETITION FOR VARIANCE
S/S Colgate Avenue, 214.88' W of the c/l Willow Spring Road
(223 Colgate Avenue)
12th Election District – 7th Council District
Wayne Danielczyk - Petitioner
Case No. 02-191-A

Dear Mr. Danielczyk:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Code Enforcement Division, DPDM; People's Counsel; Case File





^{VIOLATION} Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 223 Colgate Ave

which is presently zoned DR 10.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400 BCZR

TO PERMIT AN ACCESSORY STRUCTURE (SHED) TO HAVE A PROPERTY LINE SETBACK OF 6' IN LIEU OF THE REQUIRED 2.5'

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) 1) If made to move shed 30" from property line would only leave 3' foot

pace for the side walk. 2) If made to move shed I would have to tear up my parking pad to move fence poles and gate poles over. 3) I would also have to tear up the old sidewalk and replace it with another one. 4) Most of my neighbors have their sheds that close to their property lines there fore I didn't think it was a problem.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By LTM Date 11/8/01

ORDER RECEIVED FOR FILING

Date 11/15/98
By [Signature]

Case No. 02-191-A

Zoning Description for 223 Colgate Ave

Beginning for the same on the south side of Colgate Ave. which is 16.75 feet wide at the distance of 214.88 west of the centerline of the nearest improved intersecting street of willow spring road which is 30 feet wide. * Being lot # 12 Block 5 in the subdivision of St. Helena and Colgate as recorded in Baltimore County in liber S.M.#11605, Folio#358 containing 2100 square feet. Also known as 223 Colgate Ave. and located in the 12th election district. 7th council manic District.

Platbook 5 page 38
Section 5

#191

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 07875

DATE 11/8/01 ACCOUNT R001 006 6150
AMOUNT \$ 50.00

RECEIVED FROM: WAYNE DANIELCZYK
FOR: CIC VARIANCE

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
11/08/2001	11/08/2001	10:59:44
REL W004	CASHIER DDOL DND DRAWER	2
*RECEIPT # 163019 OFLN		
Dept	5	529 ZONING VERIFICATION
CR NO.	007675	

Recpt Tot 50.00
50.00 OK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 07875

DATE 11/8/01 ACCOUNT R001 006 6150

AMOUNT \$ 50.00

RECEIVED FROM: WAYNE DANIELCZYK

FOR: CIC VARIANCE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
11/08/2001	11/08/2001	10:59:44
REG W304	CASHIER-DIXL DND DROMER	2
RECEIPT # 163819		DFLN
Dept	5 528 ZONING VERIFICATION	
CR NO.	007875	

Recpt Tot. 50.00
50.00 OK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-191-A
223 Colgate Avenue
S/S Colgate Avenue, 214.88'
W of centerline of Willow
Spring Road,
12th Election District
7th Councilmanic District
Legal Owner(s): Wayne
Danielczyk
Variance: to permit an accessary structure (shed) to have a property line setback of 6 inches in lieu of the required 2.5 feet.
Hearing: Friday, January 11, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

12/24/01 Dec. 27 C512766

CERTIFICATE OF PUBLICATION

12/27/, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/27/, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-191-A

Petitioner/Developer: Wayne

DANIELCZYK

Date of Hearing/Closing: 1/11/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 223 COLGATE AVE

The sign(s) were posted on 12 / 27 / 01
(Month, Day, Year)

Sincerely,

[Signature] 12/27/01
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

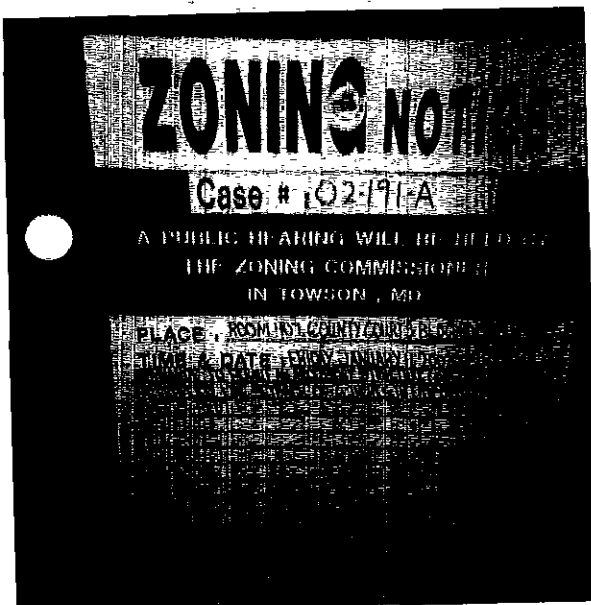
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-191-A

Petitioner: Wayne Danieleczyk

Address or Location: 223 Colgate Ave Balto, MD 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: Wayne Danieleczyk

Address: 223 Colgate Ave
Balto MD 21222

Telephone Number: Home 410-285-6313, work 301-490-2500

Revised 2/20/98 - SCJ

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

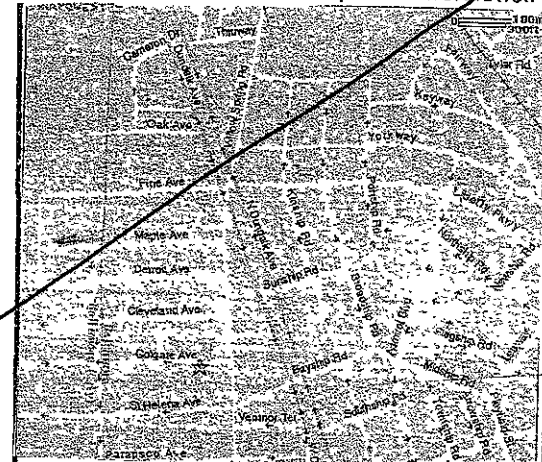
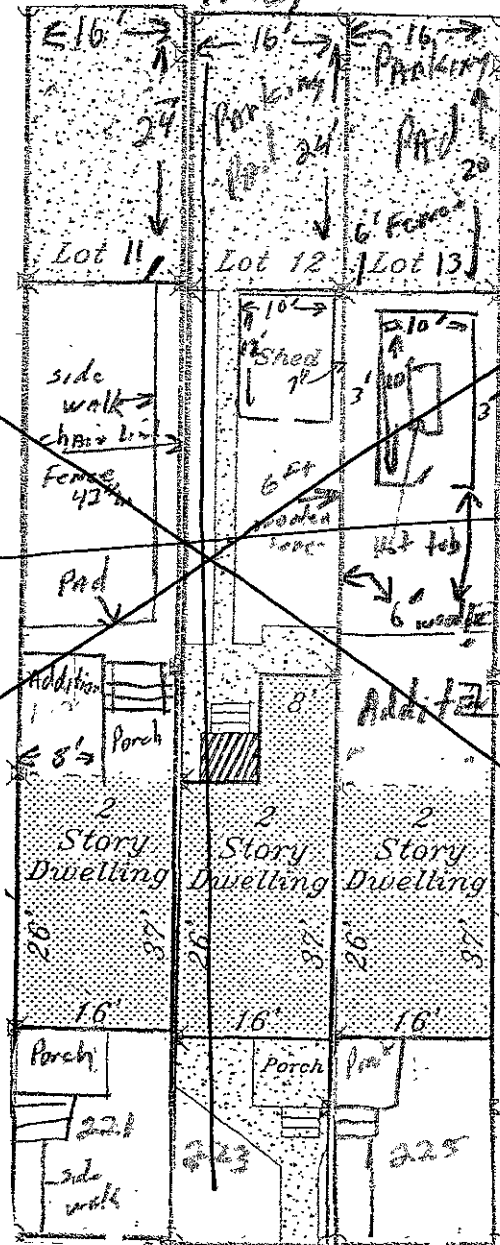
PROPERTY ADDRESS: 223 Colgate Ave

Subdivision name: St Helena

Plat book # 11605, folio # 358, lot # 12, section # 1

OWNER: Wayne Danielczyk

see pages 5 & 6 of the CHECKLIST for additional required information



Vicinity Map
scale: 1"=1000

LOCATION INFORMATION

Election District: 12

Councilmanic District: 7+h

1"=200 scale map#:

D.R. 10.5

Zoning:

Lot size: _____
acreage square feet

SEWER: ☒ public ☐ private

WATER: ☒ yes ☐ no

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings:

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE #: _____

North

date: 11/4/01

prepared by: Wayne

Scale of Drawing: 1"=

Colgate Ave

TO: PATUXENT PUBLISHING COMPANY
Thursday, December 27, 2001 Issue – Jeffersonian

Please forward billing to:
Wayne Danielczyk
223 Colgate Avenue
Baltimore MD 21222

410 285-6313

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-191-A
223 Colgate Avenue
S/S Colgate Avenue, 214.88' W of centerline of Willow Spring Road
12th Election District – 7th Councilmanic District
Legal Owner: Wayne Danielczyk

Variance to permit an accessory structure (shed) to have a property line setback of 6 inches in lieu of the required 2.5 feet.

HEARING: Friday, January 11, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

December 13, 2001

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-191-A

223 Colgate Avenue

S/S Colgate Avenue, 214.88' W of centerline of Willow Spring Road

12th Election District – 7th Councilmanic District

Legal Owner: Wayne Danielczyk

Variance to permit an accessory structure (shed) to have a property line setback of 6 inches in lieu of the required 2.5 feet.

HEARING: Friday, January 11, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon G 02
Director

C: Wayne Danielczyk, 223 Colgate Avenue, Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, DECEMBER 27, 2001.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 8, 2002

Wayne Danielczyk
223 Colgate Avenue
Baltimore MD 21222

Dear Mr. Danielczyk:

RE: Case Number: 02-191-A, 223 Colgate Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 8, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDC
Supervisor, Zoning Review

WCR: gdz

Enclosures


c: People's Counsel

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. **DATE:** December 26, 2001

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 10, 2001
Item Nos. 176, 177, 178, 179, 181, 184,
185, 186, 187, 188, 189, 193, 190, 191,
193, 194, 195, 196, 197, 198, 199, and
223

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

December 12, 2001

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF December 3, 2001

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187,
188, 190, ~~191~~ 192, 193, 195, 198, 199, 223

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

1/11
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: December 17, 2001

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

18

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-188 & 02-191

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Long

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.11.01

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 121 LTM

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
223 Colgate Avenue, S/S Colgate Ave,
214.88' W of c/l Willow Spring Rd
12th Election District, 7th Councilmanic

Legal Owner: Wayne Danielczyk
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-191-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this ^{20th} 19th day of December, 2001 a copy of the foregoing Entry of Appearance was mailed to Wayne Danielczyk, 223 Colgate Avenue, Baltimore, MD 21222, Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: December 14, 2001

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 191
Legal Owner/Petitioner Wayne Danielczyk
Contract Purchaser: N/A
Property Address: 223 Colgate Ave
Location Description: S/S Colgate Ave. 214.88 W. of centerline
Willow Spring Rd.

VIIOLATION INFORMATION: Case No. 01-6965
Defendants: Wayne Danielczyk

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
Lewis Mayer Code Enforcement	111 W. Chesapeake Ave M.S. 1009

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- X 1. Complaint letter/memo/email/fax (if applicable)
- X 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- X 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- ☐ 8. Photographs including dates taken
- X 9. Correction Notice/Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt (if applicable)
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☐ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/lm



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Dist 12

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 01-6965	Property No. 1213017160	Zoning:
-------------------------------------	-----------------------------------	---------

Name(s): **WAYNE DANIELCZYK**

Address: **223 COLGATE AVE. BALD MD 21222**

Violation Location: **223 COLGATE AVE**

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

**BCZR 101, 102.1 400 COUNCIL BILL 34-97.512.1
(2, 4, 7)**

**FAILURE TO PROVIDE 30" SIDE SETBACK FOR
SHED IN REAR YARD
FAILURE TO PROVIDE GUTTERS AND DOWNSPOUTS**

**PROVIDE 30" MINIMUM SIDE SETBACK FOR
SHED IN REAR YARD OR OBTAIN VARIANCE**

**PROVIDE GUTTERS + DOWNSPOUTS ON SHED
TO DISCHARGE 8 FT FROM PROPERTY LINE
ALONG DIRECTION OF FLOW**

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before 11/9/01	Date Issued: 10/26/01
--------------------------------	---------------------------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name **Lew Mayer**

INSPECTOR: **Lew Mayer**

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

Not Later Than:	Date Issued:
-----------------	--------------

INSPECTOR: _____

AGENCY _____

DATE: 10/25/2001

STANDARD ASSESSMENT INQUIRY (1)

10/25/01

TIME: 10:38:13

PROPERTY NO. DIST. GROUP CLASS OCC. HISTORIC DEL. LOAD DATE
 12 13 017160 12 3-3 04-00 H NO 09/25/01

DANIELCZYK WAYNE J

DESC-1... IMP'S

DESC-2... SAINT HELENA-CULGATE PA

220 CULGATE AVE

PREMISE... 00023 CULGATE

AVE

00000-0001

BALTIMORE

MD 21222-4211 FORMER OWNER: RAISCH JAMES D

----- FCV -----		----- PHASED IN -----	
PRIOR	PROPOSED	CURP	CURR
LAND	16,000	16,000	16,000
IMPV	34,240	33,840	33,840
TOTAL	50,240	49,840	49,840
FREF	0	0	0
DATE	10/90	10/90	10/90

----- TAXABLE BASIS -----

02/03 ASSESS: 49,840

01/02 ASSESS: 49,840

00/01 ASSESS: 17,970

ENTER-INQUIRY2 PA1-PRNT

FM DATE

07/05/01

07/31/01

06/01/00

PF3-MENU PF5-QUIT

PF7-CROSS REF

DATE: 10/25/2001

STANDARD ASSESSMENT INQUIRY (2)

10/25/01

TIME: 10:38:13

PROPERTY NO. DIST. GROUP CLASS OCC. HISTORIC DEL. LOAD DATE
 12 13 017160 12 3-3 04-00 H NO 09/25/01

LOT... 12 BOOK... 0005 MAP... 0005 LOT WIDTH... 10

BLK... 5 FOLIO... 0038 GRID... 0015 LOT DEPTH... 12

SECTION... PARCEL... 0457 LAND AREA... 2125.00

PLAT... YEAR BUILT... 00

----- TRANSFER DATA -----

NUMBER... 213151

DATE... 06/26/01

PURCHASE PRICE... 50,000

GROSS RENT... 0

DEED REF LIBR... 10340

DEED REF FOLIO... 0050

COUNTY TO INC... 1

TOT-PART TRANS IN... 1

GRANTOR ACCT NO... 12-13-017160

GRANTOR ACCT NO... 12-13-017160

AREAS CODE YEAR NO

15633

ENTER-INQUIRY3 PA1-PRNT

----- STRUCTURE -----

CODE SQ. FEET

904

PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 10/25/2001

STANDARD ASSESSMENT INQUIRY (3)

10/25/01

TIME: 10:38:26

PROPERTY NO. DIST. GROUP CLASS OCC. HISTORIC DEL. LOAD DATE
 12 13 017160 12 3-3 04-00 H NO 09/25/01

----- STATE ----- GEO CODE N/A LAND-USE

REC CREATE DATE... 10/26/92 02 NO R

DELETE CODE...

DATE DELETED...

LAST FM DATE... 07/05/01

LAST FM TYPE... 1

PREV FM DATE...

PREV FM TYPE...

----- COUNTY -----

LAST LOAD DATE... 09/25/01

PRIOR LOAD DATE... 04/25/00

STATE TAXABLE ASSESS

Entered as

CODE ENFORCEMENT REPORT

DATE: 10/25/01 INTAKE BY: Shelton CASE #: 01-6965 INSPEC: Ecker

COMPLAINT LOCATION: 223 Colgate Ave

ZIP CODE: 21222 DIST: 12

COMPLAINANT NAME: Dorsey Emmrick PHONE #: (H) 410-284-5577 (W)

ADDRESS: 225 Colgate Ave ZIP CODE:

PROBLEM: Built Shed w/o permit close to property line
Water from roof runs into neighbors yard

IS THIS A RENTAL UNIT? YES ☐ NO ☐
IF YES, IS THIS SECTION 8? YES ☐ NO ☐
OWNER/TENANT INFORMATION:

TAX ACCOUNT #: 12 13 017160

ZONING:

INSPECTION: 10/26/01 - VISIT SITE. ISSUED CORR. NOTICE TO
OBSERVE 30" SIDE SETBACK AND INSTALL GUTTERS + DOWNSPOUTS
ON SHED. NOTIFY COMPLAINANT REHECK 11/8/01

Lewis Arman

REINSPECTION:

10/31/01 - Defendant came into review
file.

REINSPECTION: 11-8-01 Owners applied for Variance.
02-191-A

KW

REINSPECTION:

To Whom It May Concern

I Florence Patterson would like to state that I am a
neighbor to Mr, Wayne Danielczyk. My address is
221 Colgate Ave Baltimore, Md 21222. I have
seen the shed he had built in his yard and I have no problems
with it being there. If you need to speak to me personally I can
be reached at 410-282-3291

Thank You,

Florence Patterson

To Whom It May Concern

I Dorsey Emmerich would like to state that I am a
neighbor to Mr, Wayne Danielczyk. My address is
225 Colgate Ave Baltimore, Md 21222. I have
seen the shed he had built in his yard and I have no problems
with it being there. If you need to speak to me personally I can
be reached at 410-284-5577.

Thank You,

Dorsey Emmerich

To Whom It May Concern

I CHRIS & FRED
HUGHES would like to state that I am a
neighbor to Mr, Wayne Danielczyk. My address is
229 COLGATE AVE Baltimore, Md 21222. I have
seen the shed he had built in his yard and I have no problems
with it being there. If you need to speak to me personally I can
be reached at 410 - 282-9419.

Thank You,

Chris Hughes /
Fred Hughes

To Whom It May Concern

I DARLENE MUNCY would like to state that I am a
neighbor to Mr, Wayne Danielczyk. My address is
215 Colgate AVE Baltimore, Md 21222. I have
seen the shed he had built in his yard and I have no problems
with it being there. If you need to speak to me personally I can
be reached at 410-285-5346.

Thank You,

Darlene Muncy

To Whom It May Concern

I ELEANOR RUSSELL would like to state that I am a
neighbor to Mr, Wayne Danielczyk. My address is
213 Colgate Ave Baltimore, Md 21222. I have
seen the shed he had built in his yard and I have no problems
with it being there. If you need to speak to me personally I can
be reached at 410-288-5160.

Thank You,

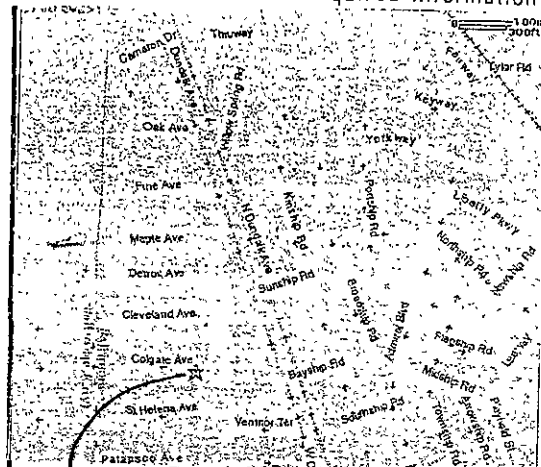
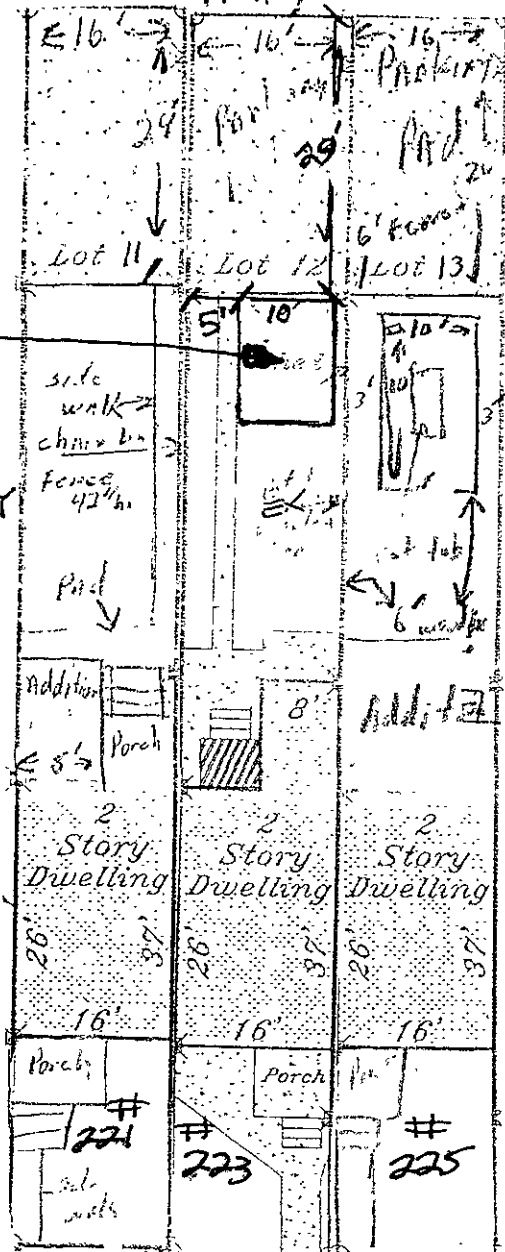
Eleanor Russell

-15-

See pages 5 & 6 of the CHECKLIST for additional required information

PLAT BOOK 5 PAGE 38
SECTION 5

10' X 12' —
ACCESSORY
STRUCTURE
(SHED) WITH
A 6" PROPERTY
LINE SETBACK
SEE SHEET 2



SITE

hnp/v

Vicinity Map
scale, 1" = 1000'

Election District. 12

Councilmanic District. 7th

1:200 scale map#:

Zoning DR 10.5

Lot size: 2100 $\frac{1}{4}$ acreage square feet

SEWER. ☒ public ☐ private

WATER : ☒ ☐

Chesapeake Bay Critical Area. ☐ ☒

Prior Zoning Hearings:

NOTE

Zoning Office USE ONLY!

reviewed by ITEM #: CASE#:

CTM

191

CASE #:

02
20
191

North

date: 11/4/01

prepared by: LE H. J. J. J.

Scale of Drawing: 1" = 20' Colored: AUC

(12)

SHEET 1

10'

alley

N85°44'00"E 16.75'

Lot 11

Parking
Pool

Lot 12

6"
From A properly Line
There is A 6" wooden Fence
with nothing on other side
Fence Lot 13

N04°16'00"W 125.00'

side walk

S04°16'00"E 125.00'

Partition Wall

2
Story
Dwelling

Partition Wall

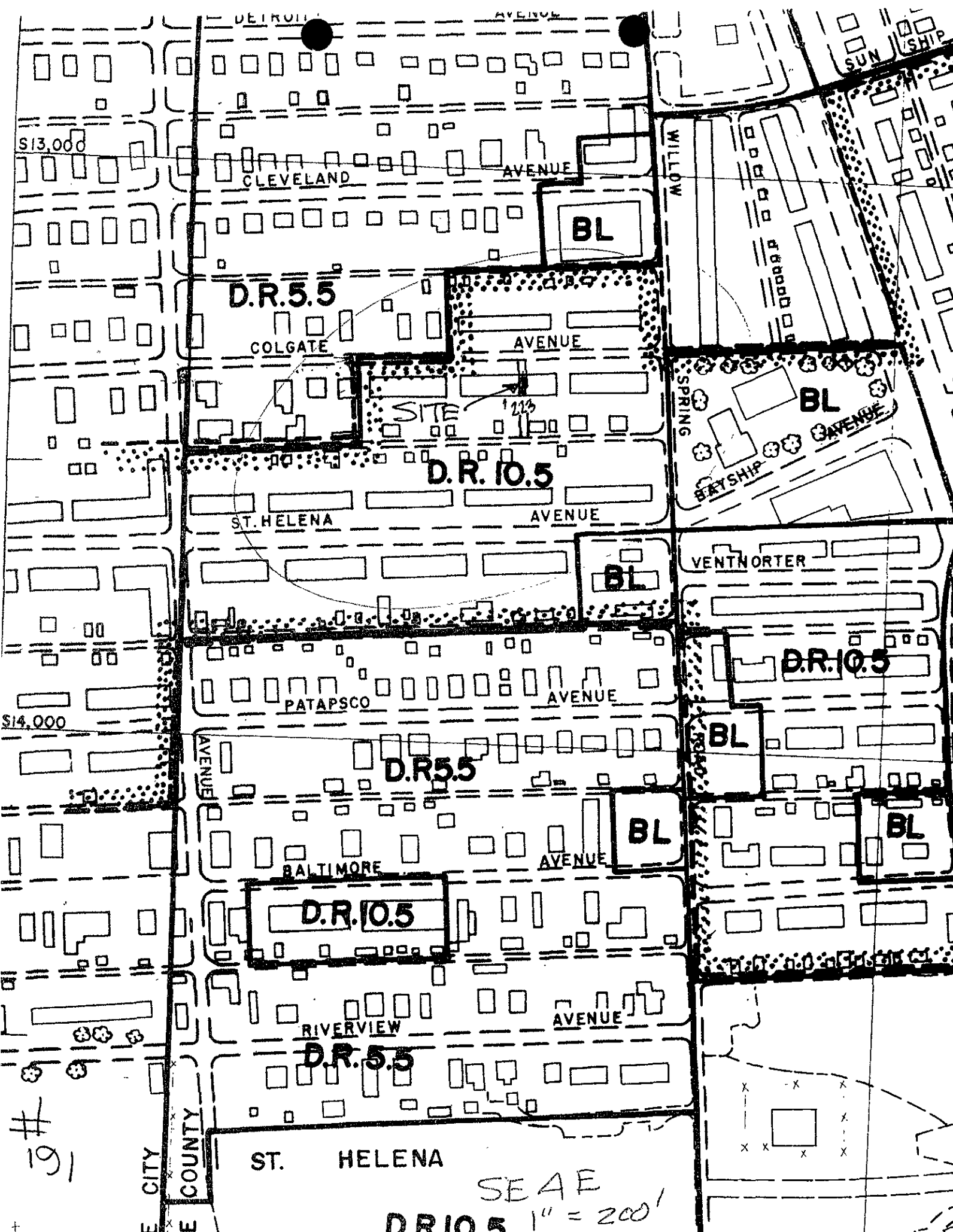
Porch

214.88'
TO
WILLOW
SPRING
RD
S85°44'00"W 16.75'

223

COLGATE AVENUE

SHEET 2



D.R. 5.5

D.R. 10.5

D.R. 5.5

D.R. 10.5

D.R. 5.5

BL

BL

BL

BL

D.R. 10.5

BL

BL

ST. HELENA

D.R. 10.5

SE 4 E
1" = 200'

\$13,000

\$14,000

#191

E CITY
E COUNTY

